

# OFFERING MEMORANDUM

2520 N 49th Street  
Omaha, NE 68104

2520 N 49th Street  
Omaha, NE 68104  
- 1 Unit



**Broc Gregory**  
C: 402-968-9200  
Broc@AccessCommercial.com



ACCESS Commercial, LLC

# 1. PROPERTY INFORMATION

2520 N 49th Street  
Omaha, NE 68104

## PROPERTY DESCRIPTION

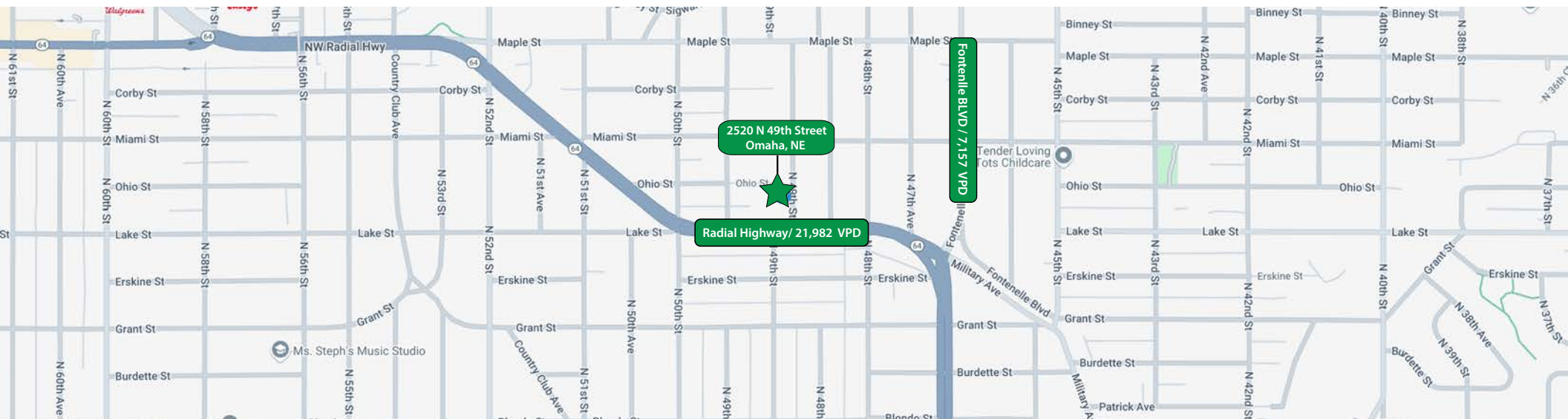
This delightful 3-bedroom, 2-bathroom home in North Omaha features hardwood floors, a spacious living room, a formal dining area, and an eat-in kitchen with stainless steel appliances and granite countertops. The large backyard with a patio is perfect for entertaining. Situated in a quiet neighborhood near schools, parks, shopping, and public transportation, this property offers strong rental appeal and an excellent investment opportunity.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$210,000
<b>Number of Units:</b>	1
<b>Total Combined SF:</b>	1,348

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households:</b>	8,245	60,513	117,616
<b>Total Population:</b>	20,524	143,752	279,182
<b>Average HH Income:</b>	\$101,834	\$85,005	\$91,168



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## 2. PROPERTY INFORMATION

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### PROPERTY HIGHLIGHTS

- Two-Story Single Family Home
- New flooring throughout
- Stainless steel appliances
- Granite Countertops
- Easy access to Radial Highway



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# 3. PROPERTY INFORMATION

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## PROPERTY

Units:	1
Price Per Square Footage:	\$155.78
Year Built:	1923

## SITE DETAILS

Zoning:	R7
Lot Size:	0.09 AC

## MECHANICAL

Heating:	Gas
HVAC:	Central Air to Air
Laundry:	In-unit

## STRUCTURE

Stories:	1.5
Foundation:	Block
Framing:	Frame Aluminum
Exterior:	Frame Aluminum
Roof & Gutters:	Composition Shingle

## UTILITIES

Electricity:	OOPD
Gas:	M.U.D
Water/Sewer:	M.U.D
Trash:	City of Omaha

# 4. FINANCIAL ANALYSIS (Projected)

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	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>*Rent Income*</b>													
Rent Income Residential	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
<b>Total Operating Income</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>14,400.00</b>
<b>Expense</b>													
<b>*Management Fees*</b>													
Management Fees	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	1,152.00
Property Tax	337.66	337.66	337.66	337.66	337.66	337.66	337.66	337.66	337.66	337.66	337.66	337.66	4,051.92
Insurance	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
<b>Total *Management Fees*</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>7,303.92</b>
<b>*Repairs*</b>													
Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
<b>Total *Repairs*</b>	<b>50.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.00</b>	<b>0.00</b>	<b>0.00</b>	<b>350.00</b>	<b>52.18</b>	<b>90.00</b>	<b>90.00</b>	<b>0.00</b>	<b>692.18</b>
<b>Total Operating Expense</b>	<b>658.66</b>	<b>608.66</b>	<b>608.66</b>	<b>608.66</b>	<b>668.66</b>	<b>608.66</b>	<b>608.66</b>	<b>958.66</b>	<b>660.84</b>	<b>698.66</b>	<b>698.66</b>	<b>608.66</b>	<b>7,996.10</b>
<b>NOI - Net Operating Income</b>	<b>541.34</b>	<b>591.34</b>	<b>591.34</b>	<b>591.34</b>	<b>531.34</b>	<b>591.34</b>	<b>591.34</b>	<b>241.34</b>	<b>539.16</b>	<b>501.34</b>	<b>501.34</b>	<b>591.34</b>	<b>6,403.90</b>
<b>Listing Price</b>	\$210,000.00												
<b>Value at 7 Cap</b>	\$91,484.29												

# 5. RENT ROLL

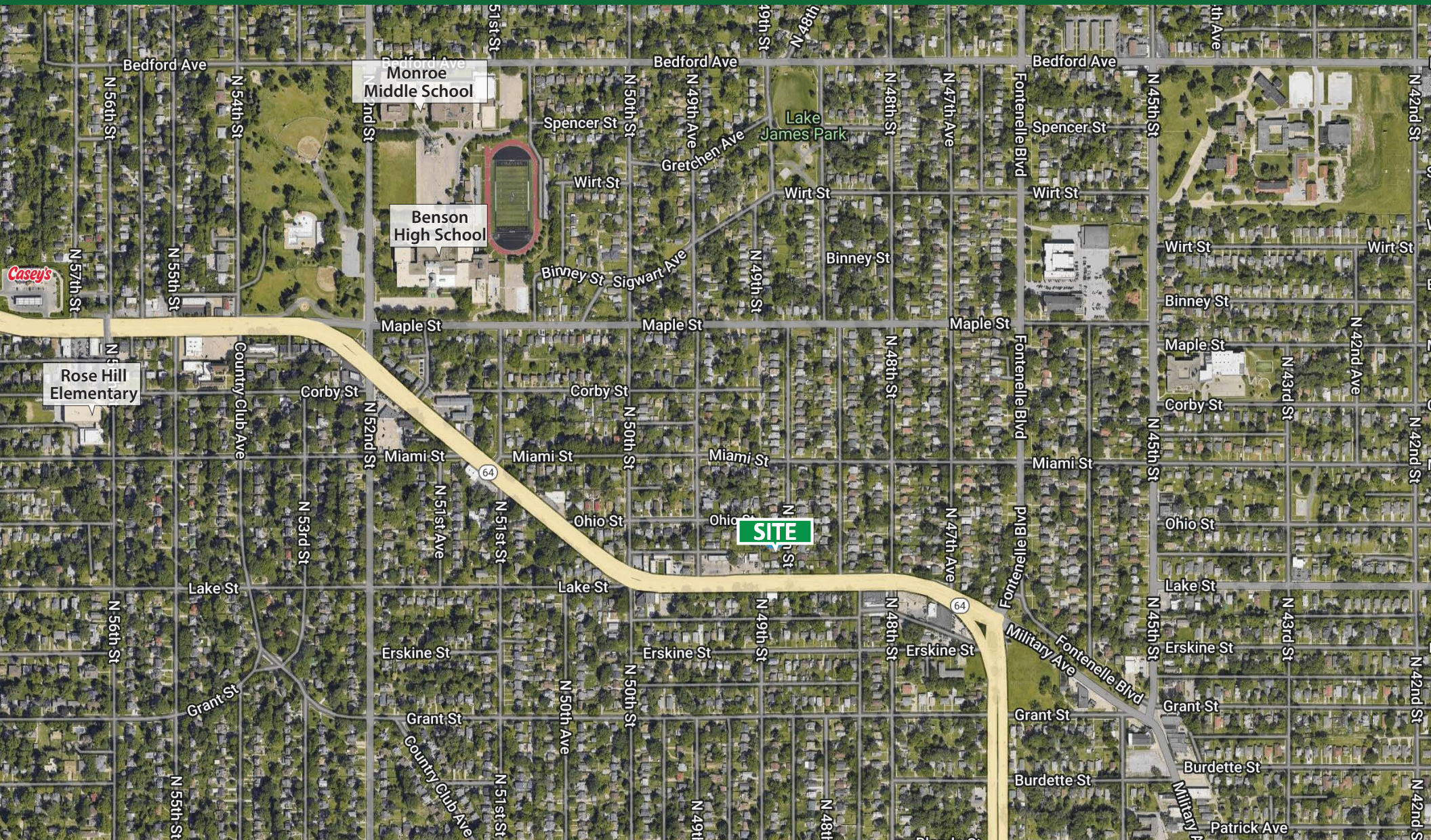
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Unit	Status	SQFT	Rent	BD/BA	Lease From	Lease To
1	Current	1,348	1,200.00	3/1.5	11/13/2020	12/31/2024
1 Unit	100.0%	3,050	5,175.00			



# 6. LOCATION INFORMATION

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# 7. PROPERTY PHOTOS

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**KITCHEN**



**LIVING ROOM**



**BATHROOM**



**UPSTAIRS BEDROOM**



**BASEMENT**



**BEDROOM**

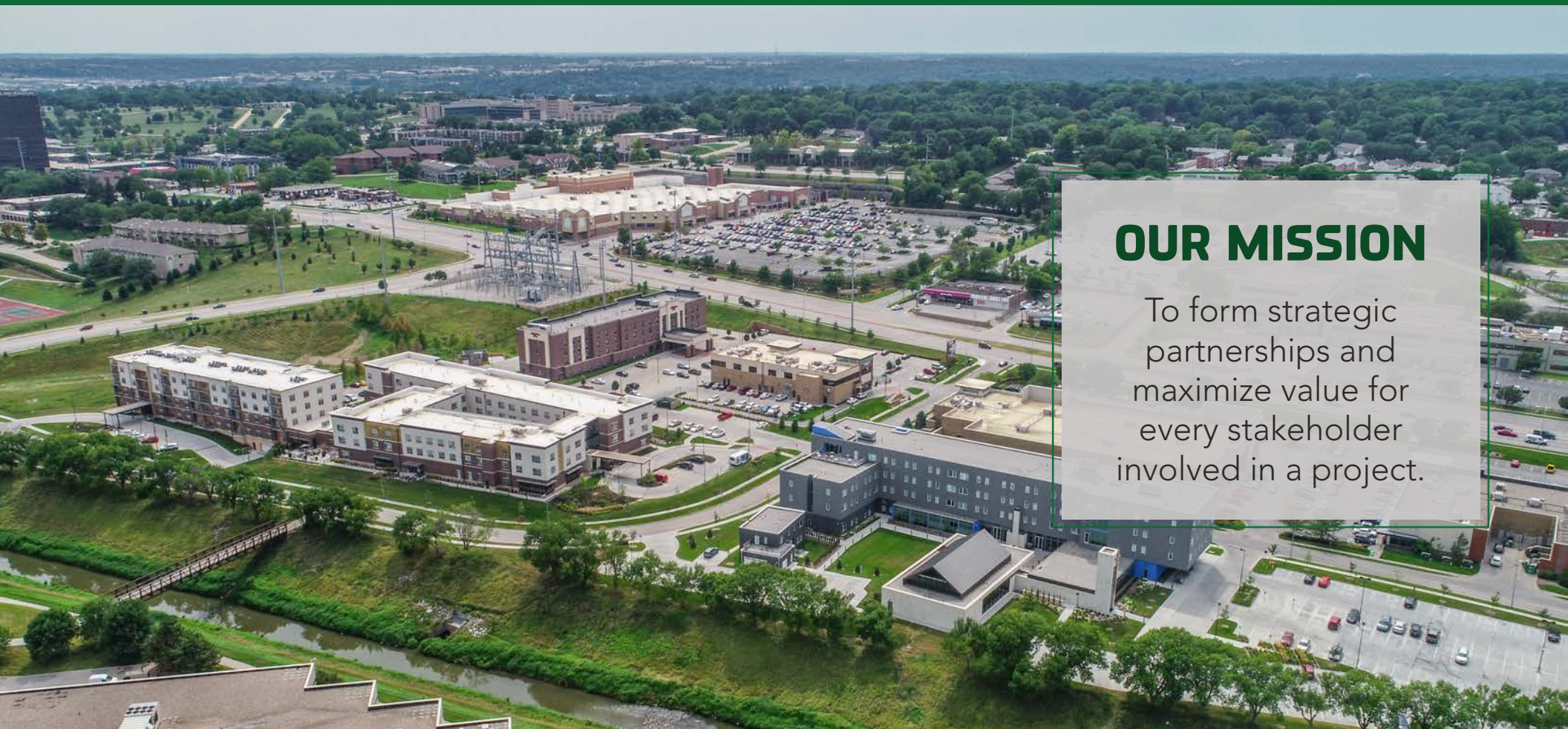
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# 7. OUR MISSION



## OUR MISSION

To form strategic partnerships and maximize value for every stakeholder involved in a project.

Our Brokerage Team forms strategic partnerships by aligning with forward-thinking clients who are ready to experience a refreshing approach to their real estate objectives. Our experienced brokerage team creates value across all real estate sectors. Whether a single transaction or a large portfolio, we work relentlessly to execute your strategy. Although Omaha, Nebraska is our home, we have a strong transactional footprint in the Midwest and substantial National experience.

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# Broc Gregory

## LISTING BROKER

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Broc leads ACCESS Commercial's property management team and is responsible for portfolio management, investor/owner reporting, and strategic planning for ACCESS' commercial and residential portfolio. He has over 12 years of residential and commercial real estate experience which allows him to build long lasting relationships with tenants, owners, co-workers and vendors.

Broc holds a degree in Business Administration from Nebraska Wesleyan University and an M.B.A. from the University of Nebraska at Omaha. Prior to joining ACCESS, Broc worked at Concrete Industries where he specialized in project and business development.



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[www.ACCESSCOMMERCIAL.com](http://www.ACCESSCOMMERCIAL.com)